

BOARD MEMBERS PRESENT: JOHN ROBINSON (Chairperson), JAMES MEADORS, LUDA SOBCHUK,
JAY WHITE
STAFF MEMBERS PRESENT: TORY PARISH, LAWRENCE COURTNEY



MEETING RESULTS

BOARD OF ARCHITECTURAL REVIEW-LARGE

February 9, 2022

4:30 P.M.

virtually via Zoom Webinar

1. **26 & 28 Cumberland Street - - TMS # 458-05-03-091** **BAR2022-000720**
Request final approval of partial demolition of rear walls as previously approved by BAR March 23, 2016 and requesting for additional walls to be removed (26 Cumberland). Request final approval for demolition of non-historic building and removal of non-historic roof as previously approved by BAR March 23, 2016 (28 Cumberland).
French Quarter | c.<1944 (26) and c.<1884 (28) | Old and Historic District
Owner: LP Cumberland South LLC
Applicant: Eddie Bello / Bello Garris Architects

NOTE: The Board convened at this address on Tuesday, February 8, 2022 at 3:30pm for a site visit.

MOTION: Final Approval for demolition incorporating Board and Staff comments

MADE BY: Meadors / SECOND: White

VOTE: FOR 3 / AGAINST 0

(Luda Sobchuk recuses.)

Staff Comments:

1. At 26 Cumberland, the approval has lapsed. The proposed additional walls for removal include an approximate 24' section at the west and an approximate 20' section at the east which incorporate the portion built between 1944 and 1955 and a rear portion built prior to 1944. In reviewing the proposed demolition of these additional walls, Staff finds that no character-defining features are included.
2. At 28 Cumberland, the application has not changed from the previous approval. This is simply a lapsed approval.
3. Any historic materials or building fabric that can be salvaged, should be.

Staff Recommendation:

Final Approval with Board and Staff comments

Board Comment:

- Attended site visit; Glad historic portions are being saved; agree with Staff comments and rec
- Site visit; Agree with Staff comments and recommendation
- Visited site; Agree also.

For full Board comments, please visit the City of Charleston's YouTube Channel.

2. 26 & 28 Cumberland Street - - TMS # 458-05-03-091 BAR2022-000721

Request conceptual approval for construction of a new multi-family building on a property having facades along Cumberland, State, and Linguard Streets. New building incorporates existing historic building along Cumberland Street.

French Quarter | Height District 3.5 | Old and Historic District

Owner: LP Cumberland South LLC

Applicant: Eddie Bello / Bello Garris Architects

MOTION: Deferral incorporating Board and Staff comments

MADE BY: White / SECOND: Meadors

VOTE: FOR 3 / AGAINST 0

(Luda Sobchuk recuses.)

Staff Comments:

1. The east-facing State Street facade is the most successful of the project incorporating vertical proportions, a taller ground floor, a recessed penthouse, and detailing which includes fluted metal panels, brick reveals, and a rhythmic layered framework which harmonizes with its neighbor to the north, the Loutrel Hotel.
2. At the east façade, incorporate a similar recessed frame about the fixed panels at the first floor in order to visually thicken the pilasters to match the appearance of these at the second and third floors.
3. While the indented corner at the southeast evokes traditional Charleston corner storefronts, the scale of this project and the corner column do not match. The corner column should be omitted in lieu of a cantilevered corner or made more robust.
4. The south-facing Cumberland Street façade is a language of voids, created by an abundance of balconies. This skeletal language is out of character with surrounding Charleston buildings which are more solid or opaque with punched openings and it may be too much in contrast with the saved Martschink Building.
5. The wide spans of the balcony porches on the south elevation, while interrupted with a single column, read horizontally rather than with good proportions. The brick pilasters are pulled apart and provide minimal solid surface and mass to this elevation.
6. Continue the band between the second and third floors at the east façade and southeast corner by incorporating it into the south façade to better tie these elevations together.
7. At the north-facing Linguard Street portion, the extended framework to encompass the pool deck, feels like a different expression, especially with closing the curtains. Structure to encompass the pool deck should be recessed and lightened instead.

Staff Recommendation:

Deferral with Board and Staff comments for massing of solid/void language and for more cohesiveness in the architectural language between elevations.

Board Comment:

- Recognize the architectural motif of using masonry but pursuing lightness, and this is not inappropriate for this location. Solid heavy masonry might be overwhelming. The egg crate effect that comes about from the balconies is hard to work with in Charleston, and this is an area that needs study. Considering the extent of Staff and Public comment, which can be resolved, this most likely points to a deferral.
- No additional comment

- The eastern elevation is very successful. Like the stepping down to the neighborhood. Will look at perspective from Philadelphia Alley. Street is so narrow that there is some question about visibility of some portions when at street-level.

For full Board comments, please visit the City of Charleston’s YouTube Channel.

3. 1142 Morrison Drive - - TMS # 461-09-01-007/008 BAR2022-000722

Request final approval for demolition of a two-story building including the surrounding associated infrastructure.

East Central | c. 2002 | Historic Corridor District
Owner: International Longshoremens Association / LMC
Applicant: Clark Batchelder / Goff D’Antonio Associates

NOTE: The Board convened at this address on Tuesday, February 8, 2022 at 4:45pm for a site visit.

DEFERRED BY APPLICANT

4. 176 & 186 Concord Street - - TMS # 459-00-00-009/091 BAR2021-000658

Request final approval of mock-up panel for hotel.

French Quarter | Height District 56/30V | Old City District
Owner: Leaucadia Coast Properties
Applicant: Nathan Schutte / McMillan Pazdan Smith Architecture

NOTE: The Board convened at this address on Tuesday, February 8, 2022 at 4:15pm for a site visit.

MOTION: Approval of the Mock-up incorporating Board and Staff comments

MADE BY: Meadors / SECOND: White VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. Per site visit.
2. Shutter hinges are located on the wall instead of on the window jamb. Confirm operability.

Staff Recommendation:

Approval of Mock-Up with Board and Staff comments

Board Comment:

- Nice to have a mock-up that doesn’t have much comment.
- Workmanship was very good.

For full Board comments, please visit the City of Charleston’s YouTube Channel.

5. 110 Calhoun Street - - TMS # 459-13-03-020 BAR2022-000723

Request conceptual approval of Emanuel Nine Memorial, Survivor's Garden, and site improvements.

Garden District | Old and Historic District

Owner: Emanuel African Methodist Episcopal Church

Applicant: Arianne Wolfe / DesignWorks, LC

MOTION: Conceptual Approval with Board and Staff comments

MADE BY: White / SECOND: Meadors

VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. The series of bollards which appear in the plans and renderings are within the purview of the DRC, and not of this Board. The Applicant is aware of discussions regarding these.
2. The design has been well received by all who have seen it.
3. The Board needs to determine how much of the sample material palette and workmanship they wish to see as samples or on site.

Staff Recommendation:

Conceptual Approval with Board and Staff comments.

Board Comment:

- Regarding samples or mock-up, comfortable with video conference of mock-up where it exists on site Italy.
- Comfortable with samples, photos, and any other material the Applicant feels appropriate to convey the design and material selection.
- Question regarding inclusions of bollards.
- Fantastic proposal
- Thrilled to see an interesting design and public art; though unfortunate circumstances. Design is wonderfully done. Looking forward to seeing execution.

For full Board comments, please visit the City of Charleston's YouTube Channel.

6. 810 Meeting Street - - TMS # 461-09-01-010 BAR2020-000173

Request final approval for construction of hotel with mixed-use elements.

East Central | Historic Corridor District

Owner: TMG 810 Meeting Street LLC

Applicant: Stephen Ramos / LS3P

MOTION: Final Approval incorporating Board and Staff comments with Final Review By Staff.

MADE BY: White / SECOND: Meadors

VOTE: FOR 3 / AGAINST 0

(Luda Sobchuk recuses.)

Staff Comment:

1. The submission has addressed the previous Staff and Board comments and Board motion, and the project continues to evolve well.

Staff Recommendation:

Final Approval with Board and Staff comments with Final Review By Staff.

Board Comment:

- Question/concern about illumination of the glass block columns.
- Staff to review the record of previous Motion and comments regarding glass brick illumination. Ok with it as long as it's not so bright that it ruins the effect. Concur with Staff's recommendation for approval.
- High quality structure and exceptional building that will define the area. Will set the bar high in an area that needs it. Appreciative of the design team's work.

For full Board comments, please visit the City of Charleston's YouTube Channel.

7. 61 Church Street - - TMS # 458-13-01-018

BAR2022-000725

Request final approval for removal of failed concrete topping slab and restoration of brownstone slab flooring at historic portico.

Charlestowne | c. 1822 | Old and Historic District
Owner: First Baptist Church of Charleston
Applicant: Jay White / Liollo Architecture

MOTION: Final Approval incorporation Board and Staff comments

MADE BY: Meadors / SECOND: Sobchuk VOTE: FOR x / AGAINST x

(Jay White recuses.)

Staff Comment:

1. The provided photographs convey the extent of the work and the condition of the topping slab as well as how it meets the column bases. The proposed repair work is carefully planned and thorough.

Staff Recommendation:

Final Approval with Board and Staff comments

Board Comment:

- This work definitely should be done.
- Same conclusion, it should be done.
- Work is in sympathetic hands

For full Board comments, please visit the City of Charleston's YouTube Channel.